

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM****SUBJECT:** REGAL POINTE PARK FINAL PLAT**DEPARTMENT:** Planning & Development **DIVISION:** Development Review**AUTHORIZED BY:** Dan Matthys **CONTACT:** Denny Gibbs **EXT.** 7359**Agenda Date** 4/11/06 **Regular** ☐ **Consent** ☒ **Work Session** ☐ **Briefing** ☐
Public Hearing – 1:30 ☐ **Public Hearing – 7:00** ☐**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute, the final plat for Regal Pointe Park located on South Sun Drive in Section 18, Township 20S, Range 30E.

District 4 – Commissioner Henley

(Denny Gibbs, Senior Planner)

BACKGROUND:

The applicant, Suncor Properties, Inc., is requesting final plat approval for Regal Pointe Park, a commercial subdivision. The subject property is located on the north side of South Sun Drive, west of Greenwood Blvd. in Section 18, Township 20S, Range 30E. The plat consists of two (2) commercial lots zoned PUD and is a replat of Lot 3, Greenwood at Lake Mary Phase 2. The proposed subdivision will be served by Seminole County for water and sewer.

Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. Prior to recording the applicant will submit a performance bond in compliance with the SCLDC Section 35.44(e)(1).

STAFF RECOMMENDATION:

Staff recommends the Board approve and authorize the Chairman to execute the final plat for Regal Pointe Park.

District 4 – Commissioner Henley

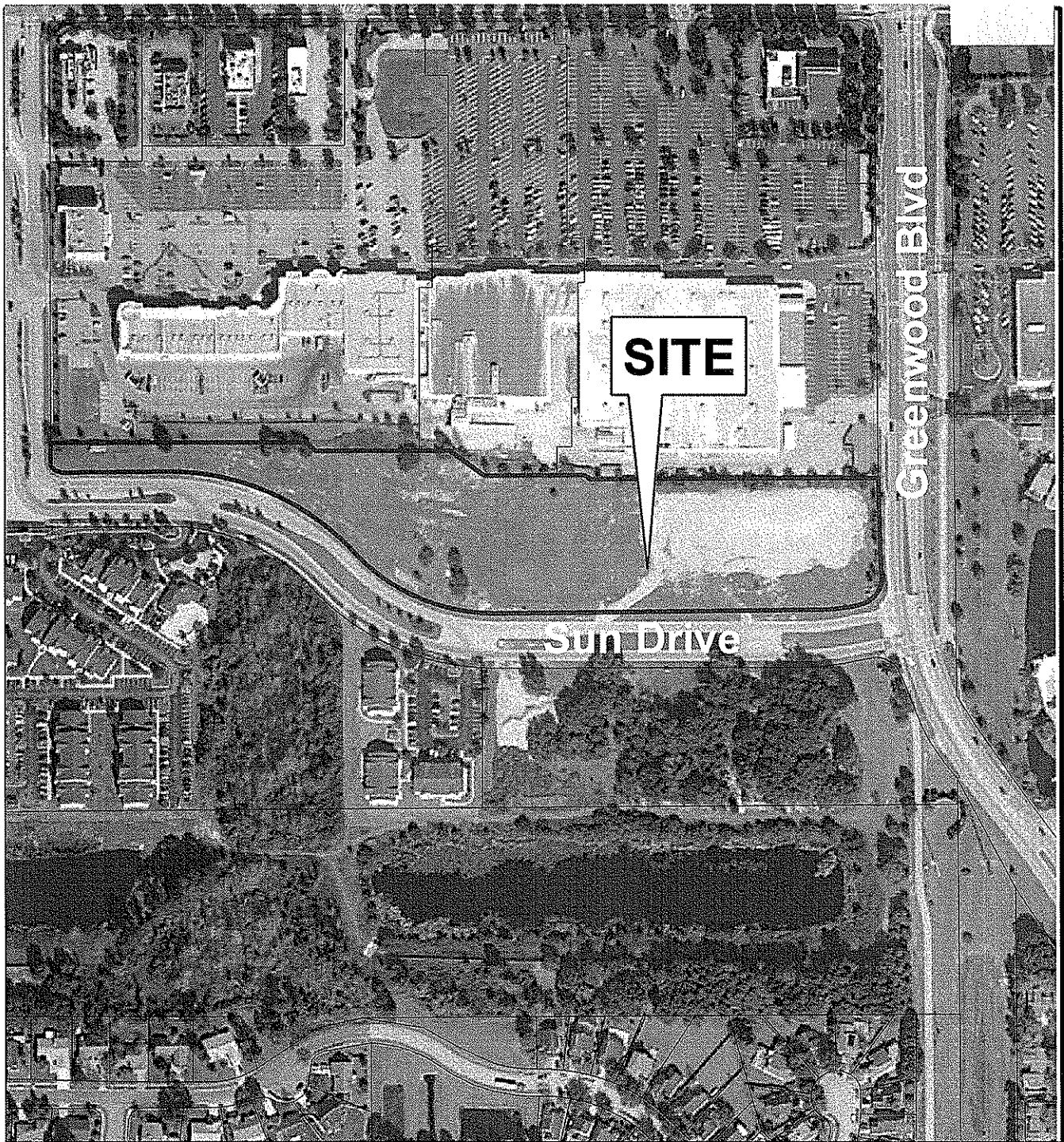
Attachments: Location Map

Site Map

Reduced Copy of Plat

Reviewed by:	
Co Atty:	<u>RPT</u>
DFS:	
Other:	
DCM:	
CM:	<u>AD</u>
File No.	<u>cpdd03</u>





Regal Point Park Lots 3 & 4

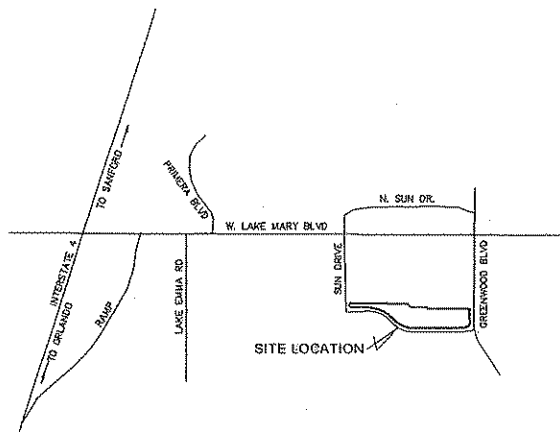
- ☐ Parcel
- ☐ Subject Property



January 2004 Color Aerials

REGAL POINTE PARK

A REPLAT OF LOTS 3, GREENWOOD AT LAKE MARY PHASE 2,
PLAT BOOK 54, PAGES 48 THROUGH 51, SEMINOLE COUNTY, FLORIDA
SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



VICINITY MAP

SCALE ~ NONE

DESCRIPTION:

FROM THE MOST NORTHWESTERLY CORNER OF LOT 3, GREENWOOD AT LAKE MARY PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS A POINT OF BEGINNING, RUN ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES: N89°48'27"E A DISTANCE OF 489.96'; THENCE S53°57'05"E A DISTANCE OF 20.30'; THENCE N89°48'27"E A DISTANCE OF 255.50'; THENCE CONTINUE N89°48'27"E A DISTANCE OF 62.55'; THENCE S53°57'05"E A DISTANCE OF 61.19 FEET; THENCE N89°48'27"E A DISTANCE OF 180.28'; THENCE S56°21'48"E A DISTANCE OF 27.24'; THENCE N89°48'30"E A DISTANCE OF 536.80' TO THE NORTHEAST CORNER OF SAID LOT 3; RUN THENCE S00°33'32"E A DISTANCE OF 82.74' TO THE P.C. OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1044.32'; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°17'27" A DISTANCE OF 96.44' TO THE P.R.C. OF CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 50.00'; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°37'55" A DISTANCE OF 73.86' TO THE P.T. OF SAID CURVE; RUN THENCE S78°46'56"W A DISTANCE OF 45.56' TO THE P.C. OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 372.50'; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°01'31" A DISTANCE OF 71.68' TO THE P.T. OF SAID CURVE; RUN THENCE S89°48'7"W A DISTANCE OF 576.49' TO THE P.C. OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 372.50'; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°16'45" A DISTANCE OF 307.36' TO THE P.R.C. WITH A CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 477.50' RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°26'20" A DISTANCE OF 395.35' TO THE P.T. OF SAID CURVE; RUN THENCE S89°38'52"W A DISTANCE OF 198.97' TO THE P.C. OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 25.00'; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27' TO THE P.T. OF SAID CURVE; RUN THENCE N00°21'08"W A DISTANCE OF 26.06' TO THE POINT OF BEGINNING.

NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SEMINOLE COUNTY.
2. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PUBLIC EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. BEARING STRUCTURE BASED ON THE CENTERLINE SUN DRIVE AT LOT 4 BEING N89°48'27"E PER PLAT

THIS PLAT PREPARED BY:
MIMS SURVEYING & MAPPING, INC.
LB7076
8238 FORT THOMAS WAY
ORLANDO, FLORIDA 32822
407-275-6691
PROJ. NO. M0327PLAT1

LEGEND:

- DENOTES PERMANENT REFERENCE MONUMENT (PRM), 4x4 CONCRETE MONUMENT WITH METAL DISK MARKED, "MIMS PRM LS2494"
- DENOTES PERMANENT CONTROL POINT (PCP) NAIL & METAL DISK MARKED, "MIMS PCP LS2494"
- △ DENOTES POINT OF INTERSECTION - POINT NOT SET IN FIELD

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT
BOOK

PAGE

REGAL POINTE PARK

A REPLAT
DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SUNCOR PROPERTIES, INC., A FLORIDA CORPORATION, (HEREINAFTER REFERRED TO AS "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND IT HAS CAUSED THE SAME TO BE SURVEYED, AND THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, NO PART OF SAID LANDS, EXCEPT AS NOTED ON THE FACE OF THIS PLAT, IS DEDICATED TO SEMINOLE COUNTY (THE "COUNTY") OR TO THE PUBLIC USE OR BENEFIT (EXCEPT AS SHOWN).

OWNER DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS 1 AND 2 (EXCLUSIVE) AND THEIR GUEST, INVITEES, DOMESTIC HELP, AND TO DELIVERY, PICK UP, AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES PROVIDING SERVICES TO THE LANDS CONTAINED WITHIN THIS PLAT, HOLDERS OF MORTGAGE LIONS AND SUCH OTHER PERSONS AS OWNER, ITS SUCCESSORS AND ASSIGNS MAY FROM TIME TO TIME DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF ACCESS AND EGRESS OVER AND ACROSS THE ROADS AND SIDEWALKS, AS THEY MAY FROM TIME TO TIME BE CONSTRUCTED ON LOTS 1 AND 2.

NOTWITHSTANDING THE FOREGOING, AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER LOTS 1 AND 2, AND OVER ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE PRIVATE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OF LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS LOTS 1 AND 2.

IN WITNESS WHEREOF, SUNCOR PROPERTIES, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO OR WITNESSED BY THE OFFICER NAMED BELOW ON THE _____ DAY OF _____, 2006.

WITNESS: SUNCOR PROPERTIES, INC., A FLORIDA CORPORATION

SIGNATURE _____ BY: SUNCOR PROPERTIES, INC., A FLORIDA CORPORATION

PRINTED NAME _____ ITS _____

SIGNATURE _____ BY: _____

PRINTED NAME _____ TITLE: _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by _____ the President of

SUNCOR PROPERTIES, INC., A Florida Corporation
behalf of the corporation. Who is () personally known to me
or () has produced _____ as identification.

Notary Public State of Florida

Commission Number _____ {Notary Seal}

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located within Seminole County, Florida.

Dated: 3/6/06 Signed Walter T. Mims

MIMS SURVEYING & MAPPING, INC. LB7076 WALTER T. MIMS
8238 FORT THOMAS WAY FLA REG NO. LS2494
ORLANDO, FLORIDA 32822

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on _____ the

foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida:

Chairman of the Board Signature _____ ATTEST: _____

Printed Name _____ Printed Name _____

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____

at _____

File No. _____

CLERK OF THE COURT
in and for Seminole County, Florida

BY: _____ D.C. _____

CERTIFICATE OF COUNTY SURVEYOR
I have reviewed this plat and find it to be in conformity with Chapter 177.08(1) Florida Statutes

Steve L. Wessels, PSM
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

Date _____

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SHEET 2 OF 2

